

148.0

0005

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

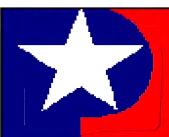
984,200 / 984,200

USE VALUE:

984,200 / 984,200

ASSESSED:

984,200 / 984,200


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		HOWARD ST, ARLINGTON

Legal Description							User Acct
							97585
							GIS Ref
							GIS Ref
							Insp Date
							07/16/18

OWNERSHIP

Unit #:

Owner 1: MAHON JOHN R & DIANE M	
Owner 2:	
Owner 3:	
Street 1: 23 HOWARD ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2892 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6550		Sq. Ft.	Site		0	70.	0.94	8									431,549						431,500	

Total AC/HA: 0.15037

Total SF/SM: 6550

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 431,549

Spl Credit

Total: 431,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																							
Type: 13 - Multi-Garden	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 2	Total: 2	Full Bath: 3	Rating: Average									8	OFF 8	2																			
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath: Rating:	3/4 Bath: Rating:	A 3QBth: Rating:	1/2 Bath: Rating:	A HBth: Rating:	OthrFix: Rating:									13FFP																	
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	OTHER FEATURES	Kits: 2 Rating: Good	A Kits: Rating:	Fpl: 2 Rating: Average	WSFlue: Rating:	RESIDENTIAL GRID								38	UAT																	
GENERAL INFORMATION				CONDOS INFORMATION				1st Res Grid Desc: Line 1 # Units 2				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	8	SFL									
Grade: C - Average	Year Blt: 1925	Eff Yr Blt:	Alt LUC:	Alt %:	Total Units:	Other								Upper									UAT	FFL											
Jurisdct:		Fact: .	Const Mod:	Lump Sum Adj:	Floor:	Lvl 2								Lvl 1									BMT	BMT											
INTERIOR INFORMATION				Location:	% Own:	Lower								Totals	RMs: 14	BRs: 8	Baths: 3	HB	4	8	16														
Avg Ht/FL: STD	Prim Int Wal 6 - Average	Sec Int Wall: %	Partition: T - Typical	Prim Floors: 3 - Hardwood	Name:	REMODELING								RES BREAKDOWN								8	SFL												
Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Override:	Total: 26.4 %	Phys Cond: AG - Avg-Good 26. %	Functional: %	Economic: %	Special: %	General: %	Exterior:	No Unit	RMS	BRS	FL	2	7	4	12 FFL	BMT																
Bsmnt Gar: 2	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Heat Fuel: 1 - Oil	Other Features: 149500	Const Adj.: 0.98000199	Adj \$ / SQ: 186.119	NBHD Inf: 1.00000000	Grade Factor: 1.00	Kitchen:									100 FLA	100 A															
Heat Type: 5 - Steam	# Heat Sys: 2	% Heated: 100	% AC: %	Solar HW: NO	Central Vac: NO	NBHD Mod: 1.00	LUC Factor: 1.00	Adj Total: 750883	Juris. Factor: 1.00	Baths:																									
% Com Wal: % Sprinkled	CALC SUMMARY				Depreciation: 198233	Depreciated Total: 552650	WtAv\$/SQ: 180.00	Size Adj.: 1.05509257	Final Total: 552700	Before Depr: 186.12	Plumbing:									Net Sketched Area: 4,444	Total: 601,384														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	Special Features: 0	Val/Su Net: 124.37	Electric:									Size Ad: 2592	Gross Area: 5344	FinArea: 2892													
SPEC FEATURES/YARD ITEMS																PARCEL ID 148.0-0005-0013.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																	
More: N																Total Yard Items:				Total Special Features:				Total:				IMAGE							
																												AssessPro Patriot Properties, Inc							